Summary of Mapleton Fall Creek Neighborhood Land Use Plan meeting
January 31st

Approximately 25 individuals attended the January 31st Mapleton Fall Creek Neighborhood Land Use Plan meeting held at Tabernacle Presbyterian Church. An overview of the neighborhood plan area and the planning process was presented by the project planning staff. The plan will cover the area between Meridian Street, 38th Street, and Fall Creek Parkway.

This was the second overall meeting in an 8-10 month planning process to develop an updated plan for the Mapleton Fall Creek neighborhood. The topic for this meeting was proposed land uses and zoning specifically within the area bounded by 38th Street on the North, 34th Street on the South, Meridian Street on the West and Central Avenue on the East.

Staff made the following recommendations:

For Meridian Street, and portions of Pennsylvania Avenue in this area, staff recommended a Village Mixed Use designation. Staff explained that these streets were similar to a "Main Street" for the neighborhood. The Village Mixed Use designation would accommodate the historical pattern of the streets in allowing a mix of residential and office uses side-by-side of each other. An example of this would be an office building next to an apartment building. It is not intended that the mixed use would require a mixture of uses within a single building or parcel. This area was designated as a Critical Area which will allow for more detailed information. The zoning recommendation for this area was C2 which would allow for both apartment and office buildings. A Special Use designation was also assigned for that portion occupied by Shortridge High School, with a zoning recommendation of SU2.

For 38th Street, in this area, staff recommended a Village Mixed Use designation as well. Again, staff explained that 38th Street was similar to a "Main Street" for the neighborhood. The mixed use designation would also accommodate the historical pattern of 38th Street. This Village Mixed Use designation would allow for a mix of residential, office and commercial retail uses side-by-side of each other. An example of this would be an apartment building next to a drug store, which might be next to an insurance office. It is not intended that the mixed use would require for a mixture of uses within a single building or parcel. This area was designated as a Critical Area which will allow for more detailed information. The zoning recommendation for this area was C3C which would allow for apartment, office and retail buildings.

For Pennsylvania Street, staff recommended a use of 5-8 Residential Units per Acre for those parcels not already recommended as Village Mixed Use. The 5-8 Residential Units per Acre reflects the average density of the single family housing in this area. The zoning recommendation for this area was D5 for the residential portion and C2 for the Village Mixed Use portion. A Special Use designation was assigned for that portion occupied by Shortridge High School, with a zoning recommendation of SU2.

For Washington Boulevard, staff recommended Office Commercial and 5-8 Residential Units per Acre uses. This is primarily area has larger lot single family residential, with some small multifamily. Some of the single family lots have been converted to offices, and some offices have converted back to single family residential. The Office Commercial recommendation will
accommodate both single family and office uses, without allowing large multifamily encroachment into area. The zoning recommendation for this area was C1 for the office portion and D5 for a small amount of the residential portion.

For Central Avenue, staff recommended Office Commercial and 5-8 Residential Units per Acre uses. This area has a mix of single family residential, multifamily, offices, a daycare, a senior living facility, and a church. The Office Commercial will accommodate the offices, the daycare and senior living center. The 5-8 Residential Units per Acre will accommodate the single family and small multifamily uses. A Special Use designation was assigned for those portions occupied by Tabernacle Presbyterian Church. The zoning recommendation for this area was C1 for the Office portion, D5 for the residential portion, C3C for the 38th Street portion, and SU1 for the church.

For Delaware Street, Ruskin Place, 37th Street, Penway Street and 36th Street, staff recommended 5-8 Residential Units per Acre. These areas are primary single family residential with some small multifamily that have an average density of 7.5 units per acre. The zoning recommendation for this area was D5 for the residential portion.

For 34th Street, staff recommended Special Use to reflect the existing uses of one school and two churches. The zoning recommendation for this area was SU1 for the two churches and SU2 for the school.